



THE FEDERATION

OF HILLSIDE AND CANYON ASSOCIATIONS, INC.

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FOUNDED IN 1952

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- BelAir Knolls Property
- BelAir Skycrest Property
- Benedict Canyon
- Briarcliff Improvement
- Cahuenga Pass Neighborhood
- Crests Neighborhood Association
- Encino Property Owners
- Forest Hills Homeowners
- Franklin Hills Residents
- Franklin Ave/Hwd.Blvd.West
- Glassell Park Improvement
- Glenridge Homeowners
- Highland Homeowners
- Hollywood Dell Civic
- Hollywood Heights
- Hollywoodland Homeowners
- Holmby Hills Homeowners
- Homeowners of Encino
- Laurel Canyon
- Lookout Mountain Alliance
- Los Feliz Improvement
- Mt. Olympus Property Owners
- Mount Washington Association
- Mt. Wash. Homeowners Alliance
- Nichols Canyon
- No. Beverly Dr./Franklin Canyon
- Outpost Estates
- Pacific Palisades Residents
- Residents of Beverly Glen
- Roscomare Valley
- Shadow Hills Property
- Sherman Oaks
- Studio City Residents
- Tarzana Property Owners
- Torreyson-Flynn
- Upper Mandeville Canyon
- Whitley Heights Civic

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- Jerome C. Daniel
- Patricia Bell Hearst
- Gordon Murley
- Polly Ward

CHAIRMAN IN MEMORIUM

Brian Moore

PRESIDENT'S MESSAGE

As 2007 comes to a close for the Hillside Federation (HF), I find myself reflecting on the many challenges before us including a completely new Executive Committee, successful outcomes from attendance at numerous hearings and a Holiday Party with Gail Goldberg, Director of LA Planning, as our Guest of Honor.

Elizabeth Tigar, a special Hillside Federation member was honored with a Commendation for almost 30 years devotion that amongst other contributions enabled a seamless transition for an entirely new Executive Committee, endless hours for publishing our monthly newsletter, many years as both our Recording and Executive Secretary and graciously as a mentor throughout this transitional period.

We were also instrumental in urging Councilmember's Wendy Greuel and Tom LaBonge to recognize our immediate past President Polly Ward with a City Council Certificate. Polly was also presented with a beautiful scroll from the Hillside Federation in recognition of her many years of service to the people of Los Angeles.

These last nine months have been both busy and eventful for the Federation. Our participation has reaped many positive results including: the addition of six new associations joining our Board of Directors, revitalization of our website and City Council approval of a new

Happy New Year!

NEXT MEETING

Wednesday, January 9, 2008
Social Hour at 7 PM/Meeting at 7:30 PM

UNIVERSAL CITY NISSAN

3550 Cahuenga Blvd. West
between Lankershim and Universal Bridge
off ramps: park in underground garage:
take elevator to "S" Street Level: follow
signs to second floor Conference room

AGENDA

Introductions: Members/Guests
November Minutes: Approval
President's Report: On the Horizon
New Business:

- 1) Yamashiro hearing for Historic designation set for Jan. 17th

Executive Committee Reports:

- 1) Mansionization: Stalled in PLUM
- 2) Reduced Parking Restriction
- 3) SB1818: Density Bonus Ordinance Approved

Old Business:

- 1) 405/Sepulveda Pass EIR to be released by end of January
- 2) Dan Wright: Autry Museum expansion impacts Southwest Museum
- 3) Bill Eick: Parcel Map appeal for 9100 Crescent Drive is denied

Adjournment:

...continued on page 2

The mission of the Hillside Federation shall be: To protect the property and the quality of life of the residents of the Santa Monica Mountains and other hillside areas of Los Angeles and its environs, and to encourage and promote those policies and programs which will best preserve the natural topography and wildlife of the mountains and hillsides for the benefit of all the people of Los Angeles.

Continued from page 1...

Slope Density Ordinance with thanks to Bill Eick for his unflagging time and energy on this issue.

The HF has also taken strong stands on many other community issues including efforts to create a Baseline Mansionization Ordinance (Garfinkle), successful denial of an appeal for a Parcel Map at 9100 Crescent Drive (Seireeni), Yamashiro's application for Historic designation set for a January 17th hearing (Nudelman), preservation of Federal land at the Veterans Administration (Lake), community protest against unsafe/out-of-scale development in Glassell Park (Gutierrez), challenges to Autry Museum expansion and its negative impacts on the Southwest Museum (Wright/Walnum), opposition to reduced parking restrictions within 750 feet of a subway as well as multi-family projects (Garfinkle), providing a forum for the 405/Sepulveda Pass widening project, amending the ordinance to close loopholes and reducing blight to commercial signage in Hollywood (CRA), and LA City's implementation of State's Bill SB 1818 which offers excessive bonuses increasing density for new market rate units under the pretext of increasing affordable housing which instead will be significantly reduced (Garfinkle).

The Executive Committee has worked hard this year and remains excited about new challenges for 2008, but much remains to be done. We need your support and participation. We can not do it alone and we look forward to your contributions and involvement. Together we are capable of moving this historic and seasoned organization forward and improving the quality of life in the Hillside and Canyon areas.

YAMISHIRO NOMINATED FOR CITY LANDMARK

On January 17, 2008 at 10 AM the Los Angeles Cultural Heritage Commission will take under consideration the nomination of Yamishiro and associated structures as a City Landmark. The hearing will be at City Hall on the 10th floor.

The importance of this approval will be to give official historic and cultural recognition to a location that most people assume is a landmark already. This becomes

more important as the sale of the property moves forward. Hollywood Heritage has submitted the nomination and worked in conjunction with the owners to have their understanding of its significance. If approved on the 17th, a tour by the Commission will be scheduled with a final vote in early February.

Hollywood Heritage would greatly appreciate your support for the nomination either by your appearance to speak that morning and/or a submission of a letter of support. Please call Robert Nudelman with questions or fax your letter of support to (323) 463-6418. Endorsement should be for the entire nomination, including Yamishiro as well as the other numerous structures and landscaping..

Robert Nudelman
Hollywood Heritage
Director of Preservation Issues



**VIEW
FEDERATION
WEBSITE
at**

www.hillsidefederation.org

**January Newsletter, News and Update
Links are available**

**If there is something else you'd like to see, or
if you want to send an article for the
newsletter, let us hear from you.
Call Joan Luchs at (213) 368-6120
with your suggestions.**

**REDUCED PARKING RESTRICTIONS
ORDINANCE UPDATE**

For the last several months a proposal by the City Planning Department has been in the works to emasculate current parking requirements for new projects. The department and its apologists have taken the position that a carrot and stick approach is the only way to solve the current traffic gridlock in much of the city. The problem is that the carrots only go to developers while the general public gets the stick.

WHAT IS THE PROPOSAL? Basically, the Department wants to extend a specific set of requirements for *large Commercial and Industrial uses* to all projects in all zones, including multiple residential housing. This ordinance would remove the maximum allowable parking reduction that can be requested (currently 40%) and would grant the reductions when “parking management alternatives” were provided. The “parking management alternatives” include such unworkable plans as bicycles for the residents/tenants and setting up van pool plans for the project. Metro transit riders would also be able to use the reduced project parking if the project was within 750 feet of a rail station.

WHAT ARE THE SERIOUS FLAWS? The misguided Planning Department proposal is based on the false premise that public transportation provides a reasonable alternative to automobiles. While a number of transit-oriented, multiple-family residential and commercial/industrial projects have recently been proposed, it is essential to keep in mind that Public transit must service both the trip origin and the trip destination. The existing public transit network in Los Angeles is simply not capable of fulfilling these requirements and is quite unlikely to be able to do so in the foreseeable future.

OTHER SERIOUS FLAWS AND MISLEADING ASSUMPTIONS:

- 1) Granting reduced parking for a specific project would certainly result in the need for additional on-street parking in the immediate area, and such additional parking is simply not available in most parts of the city.
- 2) Who is going to ensure that the outside person who parks in the project is going to take public transit? Opening up on-site parking provided by a specific building to any casual user would certainly reduce the available on-site space reserved for tenants of that

building. What happens to buildings with security systems operating the parking entrances?

- 3) Allowing alternative uses such as providing carpool vehicles and bicycles on-site would be impossible to monitor and enforce, even if they were adequate alternatives to personal automotive transport.
- 4) As recently reported in the Los Angeles Times and LA Weekly, residents of current transit oriented projects *own cars, need to park them on-site and rarely, if ever, use public transportation.*
- 5) The proposed amendment will greatly increase the parking congestion on already overcrowded streets, particularly in older established neighborhoods.

SO WHERE ARE WE NOW? On December 3rd, the proposal was presented at the City Council Transportation Committee hearing. The public response was again heavily against the proposed ordinance. In fact, the ordinance was only one of several items on the agenda; the public response for each of the items was overwhelmingly against any plan that reduced parking. As an aside, an aide to one of the City Council people was heard to ask “so, who’s for this anyway?”. No action was taken on the proposed ordinance.

SO WHAT DO WE NEED TO DO? Let your Council person know that your organization is against the proposed ordinance. Be prepared to oppose the ordinance when it comes before the full City Council.

**MULHOLLAND SCENIC PARKWAY
DESIGN REVIEW BOARD**

**Meets the first and third Thursday of the
month at 6:30 PM**

**MARVIN BRAUDE CONSTITUENTS
SERVICE CENTER**
6262 Van Nuys Blvd., Van Nuys, CA
First Floor Conference Room

Free parking under the building:
Entrance just east of Van Nuys Blvd.
On Sylvan Street

**ATTACK ON HOLLYWOOD
COMMUNITY PLAN FAILS**

As reported in the April 2007 Newsletter the confusion created by multiple interpretations of how to measure a slope or Slope Density was overcome by Federation Board member and attorney Bill Eick who spearheaded an amendment to the Los Angeles Municipal Code (LAMC) that left no doubt how to calculate the pitch of a slope or Slope Density.

This victory recently paid off in the case of a Parcel Map application at **9100 Crescent Drive** located in the Laurel Canyon area where the **Hollywood Community Plan** comes into play when a property exceeds a 15% Average Natural Slope and is thus subject to minimum density. The Average Natural Slope at 9100 Crescent Drive, as calculated in accordance with the amended LAMC, is actually in excess of 75%, and therefore should be limited to the required minimum density. The developer appealed the Parcel Map application to the Central Area Planning Commission (CAPC).

**CHALLENGE TO SLOPE DENSITY
ORDINANCE BY APPELLANT
ALSO LAYS AN EGG**

December 6, 2007

Board Member Atty. Bill Eick writes to Central Area Planning Commission:

“Since I have substantial background in the Los Angeles City Slope Density Ordinance, I have been asked to respond to Mr. Wecker’s Parcel Map Appeal at 9100 Crescent Drive regarding the application of the Slope Density Ordinance. The Slope Density Ordinance applies to this project as a matter of law, and the Central APC has no discretion to ignore its application.

1. The Los Angeles Municipal Code and the Hollywood Community Plan apply to the property located at 9100 Crescent Drive. Los Angeles Municipal Code Section 17.50 E applies the Slope Density Ordinance to parcel maps. As set forth in the report by Lynn Harper, the Deputy Advisory Agency, the Hollywood Community Plan states on Page HO-3 as follows:

“It is the intent of this Plan that all natural slopes generally in excess of 15% be limited to minimum density range.”

The Appellant admits that the property in question exceeds a 15% Average Natural Slope and in fact exceeds 75%. The Appellant is trying to convince the Central APC that the language quoted above does not exist or should be ignored. This argument has no basis in fact or in law.

While any effort to make that language disappear will be dealt with later, it is important to know that ‘statutory language’ cannot be ignored because it is inconsistent to the Appellant’s effort to approve his project in violation of the Slope Density Ordinance.

Efforts to render as meaningless statutory language, such as that set forth in the Hollywood Community Plan, were specifically disapproved by the California Supreme Court in the case of California Association of Psychological Providers v Rank (1990) 51 Cal 3 d 1, 18 in which the court stated as follows:

“(t)hat in attempting to ascertain the legislative intention, effect should be given, whenever possible, to the statute as a whole and to every word and clause thereof, leaving no provision useless or deprived of meaning.”

The Hollywood Community Plan is a legislative action. Efforts to render useless the language of this plan requiring parcels with an Average Natural Slope in excess of 15% to be minimum density, is prohibited by the California Supreme Court.

2. The Slope Density Ordinance is augmented by the Community Plan. The Appellant contends that the language of LAMC 17.50 E limits the Slope Density Ordinance to Minimum Density Property. The Appellant then contends that his property is not designated Minimum Density and therefore the Slope Density Ordinance does not apply. To reach this conclusion the Appellant again ignores the language of the Hollywood Community Plan which specifically designates property in excess of a 15% slope as Minimum Density, and thus by definition the Slope Density Ordinance applies.

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The language of the Community Plan dictates the application of the Slope Density Ordinance. In the Hollywood Community Plan it specifically applies to parcels which have a greater than 15% slope.

3. The Appellant incorrectly contends that the Specific Language from the Hollywood Community Plan provides that a parcel with an average natural slope in excess of 15% shall be judged minimum density is ambiguous. Other than a mere assertion that the language is ambiguous and buried there are no facts to support that position. As stated, the lots have an Average Natural Slope in excess of 75%.

The second assertion of the Appellant is that the language is "buried" in the Hollywood Community Plan. The failure of the Appellant to read the Community Plan is not a justification for ignoring its language. The implied use of the word "buried" is that the language is less significant, irrelevant and can be ignored. As set forth above, nothing is further from the truth. Each portion of a statute is required to have a meaning. Statutory language cannot just be ignored.

4. The Appellant's Reliance on Sequoyah Hills Homeowners Association v City of Oakland (1993) 23 Cal App 4 704 is also misplaced. In this case, the court found that the government agency did not abuse its discretion and found that there was substantial evidence that the general plan policies were met. The Sequoyah Hills case dealt with **general policies** such as land form and excessive grading. That case did not stand for the proposition of specific language in a plan, such as that found in the Hollywood Community Plan and therefore should be ignored, which is what the appellant in this case was hoping for.

As detailed in the report of the Deputy Advisory Agency, the specific language which requires parcels in excess of a 15% slope to be designated as Minimum Density is fully supported by the general policy considerations of the Hollywood Community Plan. The Sequoyah Hills case actually supports the position of the Deputy Advisory Agency and dictates that the Slope Density Ordinance must apply to this project.

5. Conclusion. As a matter of law, the Central Area Planning Commission must apply the Slope Density Ordinance to the project located at 9100 Crescent Drive. The Slope Density Ordinance will not allow more than one dwelling unit for the entire parcel due to the 75% Average Natural Slope of the property. The appeal must be denied."

Very truly yours,
William E. Eick
Attorney at law

COMMISSION DENIES 9100 CRESCENT DRIVE APPEAL

On December 11th, the CAPC voted to deny Mr. Wecker's appeal of an earlier decision against his plans to subdivide a very steep slope into three lots on a poorly accessible stretch of Crescent Drive at the top of Wonderland Avenue in Laurel Canyon.

At risk in this appeal was a rarely used provision in the Hollywood Community Plan that limits density on very steep slopes above 15% to the lowest density which, in this case, would be one lot and one home. According to Lynn Harper, Planning Department, the wording in the ordinance made it vulnerable to attack. She suggested that in lieu of the close decision, the ordinance language should be subsequently tightened up.

Of course the ordinance seems perfectly clear and reasonable to the community given that our safety was at stake. We are not against private property owner's rights to develop, but we believe that further density, especially on substandard streets with steep slopes, should require and be preceded by improvements in access and needed infrastructure. It comes down to a choice between public safety versus unbridled property rights.

Councilman Weiss' office was in full agreement with the community and supported our efforts throughout this lengthy process. The Laurel Canyon Association was joined in their efforts by all adjacent HOAs as well as the Hillside Federation and BABCNC, so this was truly a victory for all hillside communities.

Rick Seireeni, Board Member
Laurel Canyon Association

**STILL NO ACTION FROM PLUM ON
BASELINE MANSIONIZATION
ORDINANCE**

Background. The Baseline Mansionization Ordinance is an attempt to limit the invasion of established neighborhoods by oversized houses that destroy the look and feel of the neighborhood and invade the privacy of neighbors. The proposed ordinance is in response to the motion made by Councilman LeBonge in June of 2006. It evolved over the past 18 months as a result of unprecedented input and compromise by homeowner groups, architects, developers, and City personnel. The proposal is modest; it curtails only massively overbuilt homes. It permits homes of more generous size than similar measures in surrounding cities. The Ordinance has stalled at the Planning and Land Use Management (PLUM) Committee of the City Council since its adoption by the City Planning Commission on June 14.

Prior to the PLUM meeting on December 18th, the Federation of Hillside and Canyon Associations voted to support the Ordinance, if two conditions were met: one was complied with by reducing the Bonus square footage permitted from 30% to 20% but the second condition to include the first 400 feet of the garage still remains not included in the Base Calculations. Even so, the Federation still urges homeowners to encourage PLUM to move this matter along to City Council for final adoption.

PLUM Meeting, December 18th. Betsy Weisman, the Principal City Planner involved with the project, gave an excellent summary of things to date, including an interesting analysis that indicated only about 15% of the permits for new homes issued in 2005 (last year available) would not be buildable under the proposed ordinance.

About 150 people attended the hearing and almost 50 people spoke. The vast majority expressed frustration with the delay. The two common themes were "this may not be perfect, but it provides a baseline which can be modified, if necessary, for our specific community" and "we need some protection now". People's presentations were much higher quality than at prior hearings --- less repetition, clearer exposition of the key point. It is also gratifying that many prior critics (both those who

thought the proposed ordinance was too restrictive and those who thought it wasn't restrictive enough) joined the chorus of "we need something now!"

All for nothing. The PLUM (driven by Weiss) simply:

- * Ignored the input
- * Tried to coerce Building and Safety to say they would be unable to enforce so complex an ordinance (unsuccessful; B and S reluctantly said it was enforceable)
- * Tried to get the Chief Zoning Administrator Michael LoGrande to say the caseload from people seeking relief would overload the Department (again unsuccessful; he very reluctantly said they could handle it)
- * Tried to force the issue of an economic impact study despite the testimony from Betsy, the Chief Legislative Analyst's office, and other officials there that it would have to be contracted out, and would be expensive, time consuming, and probably inconclusive.
- * Weiss, for the third time, asked for an amendment to the proposed ordinance that would provide a "menu" of alternatives for local neighborhoods. Asked and provided twice before.

Dragging in peripheral issues such as "how about a Green Bonus", Weiss proposed a 20% "green bonus" as an incentive to permit larger homes.

- * Whether or not a house is "green" does not mitigate the impact of an oversized house that is out of scale with the neighborhood and impacts the privacy of neighbors. How can robbing your neighbor to the north of you of sunlight on his property be considered "green"?
- * People concerned with the environment are unlikely to want to live in a larger house with the concomitant extra energy needed to heat, cool, and clean it.
- * The additional size will certainly add to the "city effect" on global warming by increasing the amount of lot area that is built on or paved over.

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* The City would be unable to ensure that the house stayed "green" after it was built.

* Some sort of reward to homeowners who maintain or "green" may be an excellent idea, but the Mansionization Ordinance is not the place to address the issue.

In the end, **Reyes indicated that he was closing public comment** on the issue but would ask for a best effort initial financial impact estimate at the next PLUM meeting on January 8. He also asked how soon it could go on the full Council calendar after that meeting, so he, at least, seems willing to send it forward. Weiss seems simply to be trying to raise as many obstacles as he can in effort to keep the issue in PLUM, stalling the process.

Huizar didn't sound apprised of the ordinance, having missed the previous two PLUM meetings, and asked a number of questions already answered in previous committee hearings. Assuming that the proposed Mansionization ordinance is sent to City Council and approved on January 8th, Chairman Reyes predicted that it could become effective by the end of March, 2008.

Steve Hymon, who wrote an excellent article in the LA Times on December 10th, was at the hearing. Renee Weitzer, LaBonge's Chief of Staff and Chief Planning Deputy, met with him after the meeting and she along with a few others shared their frustrations with him. There may be something interesting in a future article by him

**CALTRANS UPDATE ON 405/
SEPULVEDA PASS PROJECT**

Since addressing the Hillside Federation at its November meeting, Caltrans Environmental Director of Planning for District 7 Ron Kosinski sent the following update. After reviewing public comments Caltrans is now focusing attention on Alternative 2 and analyzing refinements to that Alternative which minimize community disruption. If Alternative 2 is selected, the current on-ramp from eastbound Sunset Blvd. to the 405 southbound would remain as is and there would be no project on the west side of the freeway in the Brentwood Glen and Getty Center areas. Other prominent issues are:

1. Access to the Federal Building with the Wilshire Blvd. Interchange design is being refined based upon US GSA and tenant concerns.
2. Relocation of Sepulveda eastward between Montana Ave. and Bronwood Ave. No private properties would be acquired.
3. Agreement with LADOT that the short NB Sepulveda Blvd. to EB Oveda right-hand turn pocket does not need to be replaced. This would avoid acquisition of the Verizon Bldg.
4. Relocation of the SB on/off-ramps at Skirball Center Drive. Traffic studies and LADOT support this concept while costs are being evaluated.
5. The Wildlife Crossing and directional fencing on the new Skirball Center Drive Bridge has substantial support as mandated mitigation. Work with LADOT and crossing advocates is in progress to see what additional compatible improvements can be made on Sepulveda Blvd.
6. Replacement of the Mulholland Bridge remains probable with strict construction timing and constraints being developed.
7. Numerous engineering efforts have been made to save the homes and soundwall at Valley Vista. It may be that they cannot be totally saved as the freeway must be shifted west at this location to avoid the large apartment complexes on the east side of the freeway.
8. My staff is working with Metro and the other bus companies who use 405 to identify future transit use and ridership increases in this corridor.

We anticipate having a final EIR/EIS ready for approval in late January 2008 which will formally document the rationale for each decision.



CRESTS NEIGHBORHOOD ASSOC. JOINS HILLSIDE FEDERATION

The Crests Neighborhood Association was welcomed as a member of the Hillside Federation at its November, 2007 meeting. The CNA covers approximately 185 single family residences east of Coldwater Canyon, west of Trousdale Estates and north of Greystone Park. Located within the so-called Beverly Hills Post Office (B.H.P.O.) area within the City of L.A., its streets include Beverlycrest, Cerrocrest, Claircrest, Gilcrest, Lindacrest, Lloydcrest, Meadow, Readcrest, Ridgecrest, Schuyler and Waynecrest.

Originally known as “Beverly Crest”, the neighborhood was subdivided in the mid-1920s by developer George E. Reed. More recently, residents shortened the area’s name to “Crests”. The 1920s and 30s saw the construction of mostly Spanish-style residences that came to be homes of Hollywood’s early stars and starlets. The next wave of construction was in the 1950s and 60s attracting celebrities such as Rock Hudson and Ann-Margret. Today, the neighborhood is a quiet and private enclave with verdant city and ocean views.

The CNA was formed by residents in 2005 to promote neighborhood involvement and a forum for discussion on neighborhood concerns; a cohesive group voice that enables the residents to be fully represented on issues affecting the Community. The CNA is active in the Bel Air-Beverly Crest Neighborhood Council and the Coalition of Homeowner Associations of Council District Five. The Association and its members work together and with other organizations to preserve the character of the community and improve the quality of life of its residents. The CNA meets at least four times a year and organizes block parties and emergency preparedness fairs. The Association also monitors proposed developments and construction projects within the Crests.

More information about the Crests is available on their website: www.Crestneighbors.org

Ron Galperin, President
Crests Neighborhood Association



REMINDERS: ISSUES & MOTIONS

Federation meetings are scheduled to start at 7:30 PM and end by 9:30 PM. In order to end on time, issues to be brought to the Board require a complete outline and a background, including what is being requested, then emailed to president@hillsidefederation.org at least 72 hours in advance of the meeting along with a direct hone and fax number or phone and email address if available.

MOTIONS to be made at the meeting should be well thought out and printed so that they are clear and concise, with enough copies for all member associations. Each presenter will be given 5 minutes to make a presentation so that meetings can be kept on time. All requests to agendize an issue **MUST** be approved in writing by the President before the item will be placed on the Agenda

NEXT MEETING

UNIVERSAL CITY NISSAN

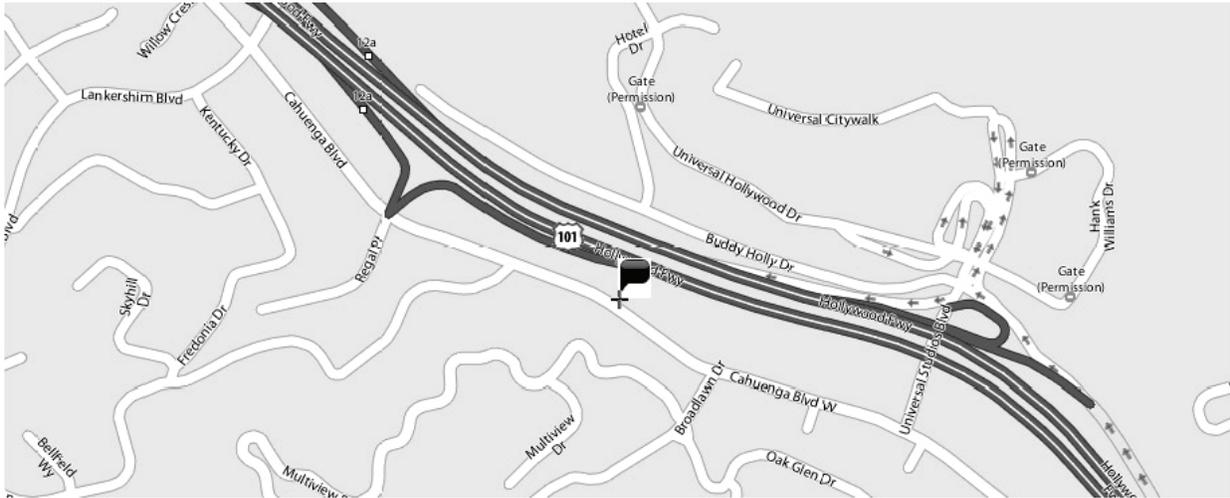
3550 Cahuenga Blvd. West

Los Angeles, CA 90068

Office Building-Left on Showroom

Second Floor

Between Lakershim and Barham off ramps



THE FEDERATION

OF HILLSIDE AND CANYON ASSOCIATIONS, INC.

PO BOX 1673

HOLLYWOOD HILLS, CA 90078

213-368-6120

Happy New Year!



December 5, 2007 Holiday Party

